

BK0340PG0051

Prepared by and return to:

Joseph M. Sparkman, Jr.  
Attorney at Law  
Post Office Box 266  
Southaven, MS 38671-0266  
601 349-6900

WARRANTY DEED

Philip Bryan Greer and wife, Faith Christine Donley  
Greer  
GRANTORS

STATE MS.-DESOTO CO.  
SEP 21 8 18 AM '98

to:

Timothy J. Pena and wife, Cara C. Pena  
GRANTEES

BK 340 PG 51  
W.F. DAVIS CLK.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Philip Bryan Greer and wife, Faith Christine Donley Greer do hereby sell, convey, and warrant unto Timothy J. Pena and wife, Cara C. Pena, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, being more particular described as follows, to wit:

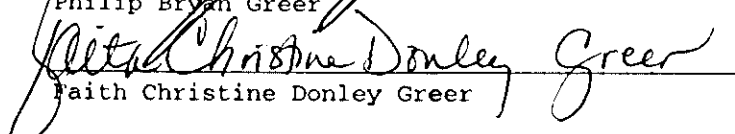
Lot 75, Southern Pines Subdivision, in Section 31, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 21, Pages 43-46, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivisions and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record, in the office of the Chancery Court Clerk of DeSoto County, Mississippi, including, but not limited to, Plat Book 21, Pages 43-46.

Taxes for the year 1998 are to be paid by Grantees and possession is to be given with receipt of Deed.

WITNESS the signatures of the Grantors, this the 16th day of September 1998.

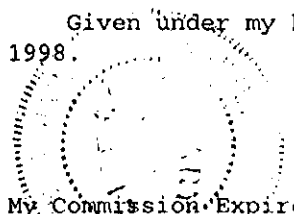
  
Philip Bryan Greer

  
Faith Christine Donley Greer

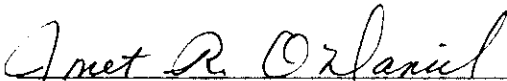
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said State and County aforesaid, the within named Philip Bryan Greer and wife, Faith Christine Donley Greer, who acknowledge that they executed and delivered the above foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 16th day of September, 1998.

  
My Commission Expires:

4/27/99

  
Notary Public

Janet R. O'Daniel

GRANTOR'S ADDRESS:

2526 BARKETT  
SOUTHAVEN, MS 38671  
Work Phone #: 601 349-0500  
Home Phone #: 601 349-0500

GRANTEE'S ADDRESS:

938 Pine Birch Place  
Southaven, Mississippi 38671  
Work Phone #: 601 349-2914  
Home Phone #: 601 349-2508